

EASTNEY ROAD

SOUTHSEA | HAMPSHIRE | PO4 8EA



£299,995

Freehold

- Former Post Office with Owners Accommodation
- Excellent Corner Location on Milton Shopping Parade
- Main Shop Area 27'8 x 13'0 including Office Area
- Dual Access to 2-Storey Residential Layout
- Three Double Bedrooms and First Floor Bathroom
- Ground Floor Living Room & Kitchen/Diner
- Westerly Facing Rear Garden with Single Garage/Store
- Rare Commercial Opportunity : No Forward Chain





In Brief

We have pleasure in marketing for sale this excellent opportunity to purchase a **FORMER POST OFFICE** with adjoining owners accommodation located on a busy high street in the Milton area of Southsea.

This rare **FREEHOLD** opportunity features a main shop area of approximately 27ft x 13ft which includes a small office area plus internal access to the two-storey **RESIDENTS ACCOMMODATION** which also benefits from a separate external access from Suffolk Road.

At almost 1,500 sq.ft (131 sq.m), the residential layout comprises; hallway with stairs to the first floor, living room and 15ft x 12ft kitchen/dining room with door access to the westerly facing garden. On the first floor there are three **DOUBLE** bedrooms (one used as a second living room) and a bathroom.

Externally, you will also find a single **GARAGE/STORE**. No forward chain. Viewings strictly by appointment only.

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KEY FACTS

TENURE: Freehold

COMMERCIAL EPC RATING: 'E'

COUNCIL TAX BAND: 'A'



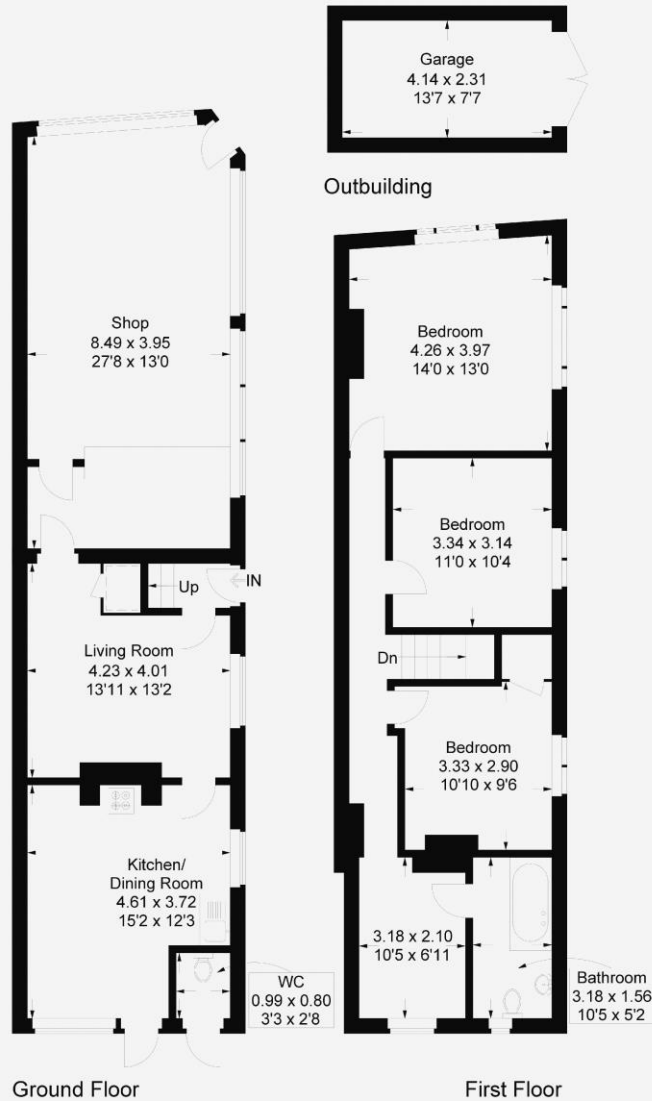
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Eastney Road, Southsea

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft
 Outbuilding = 9.8 sq m / 105 sq ft
 Total = 141.6 sq m / 1524 sq ft



=Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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